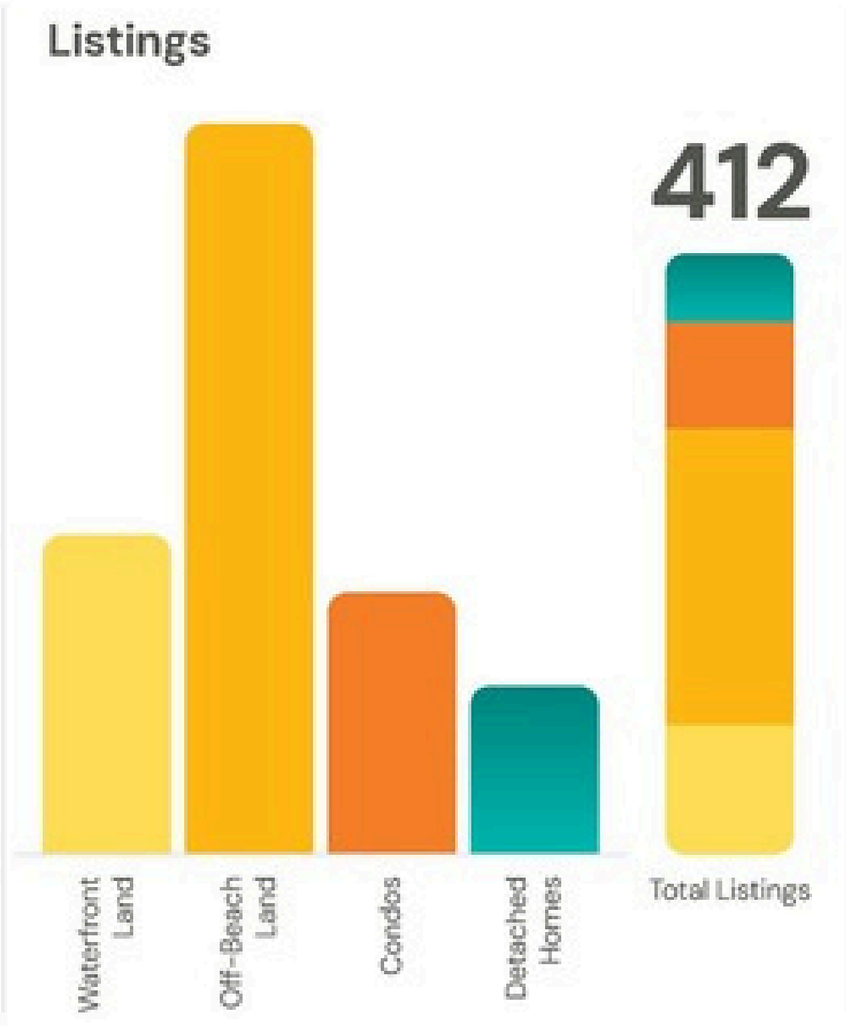
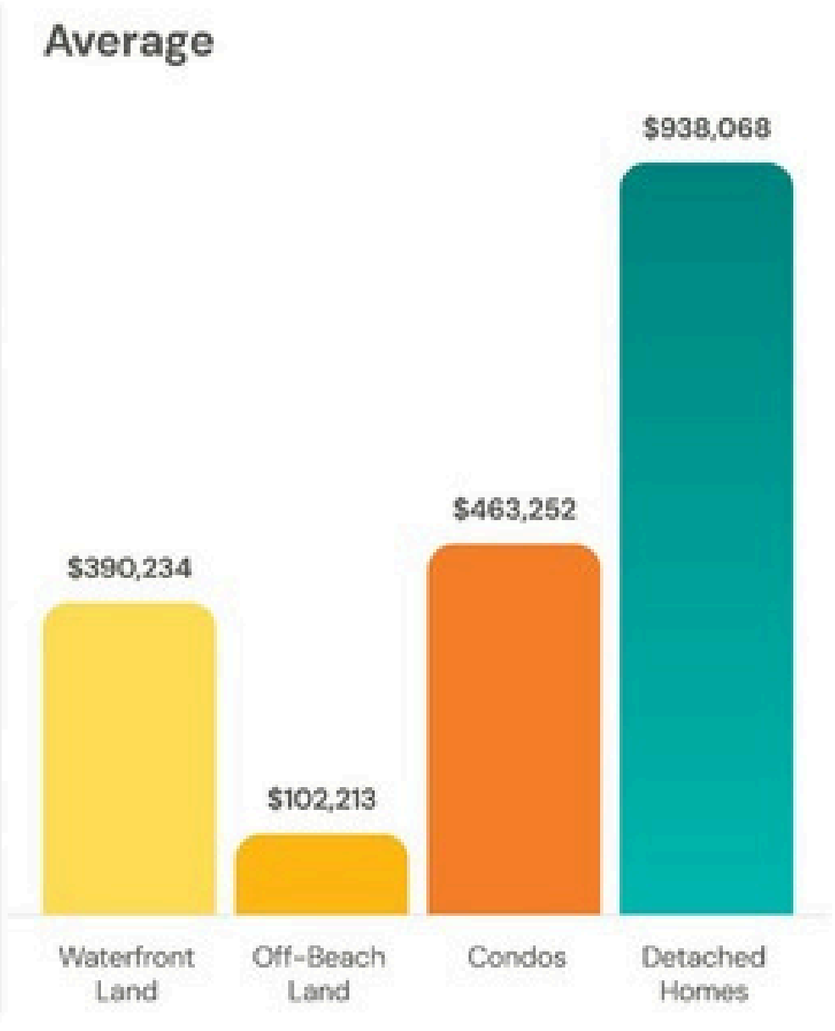
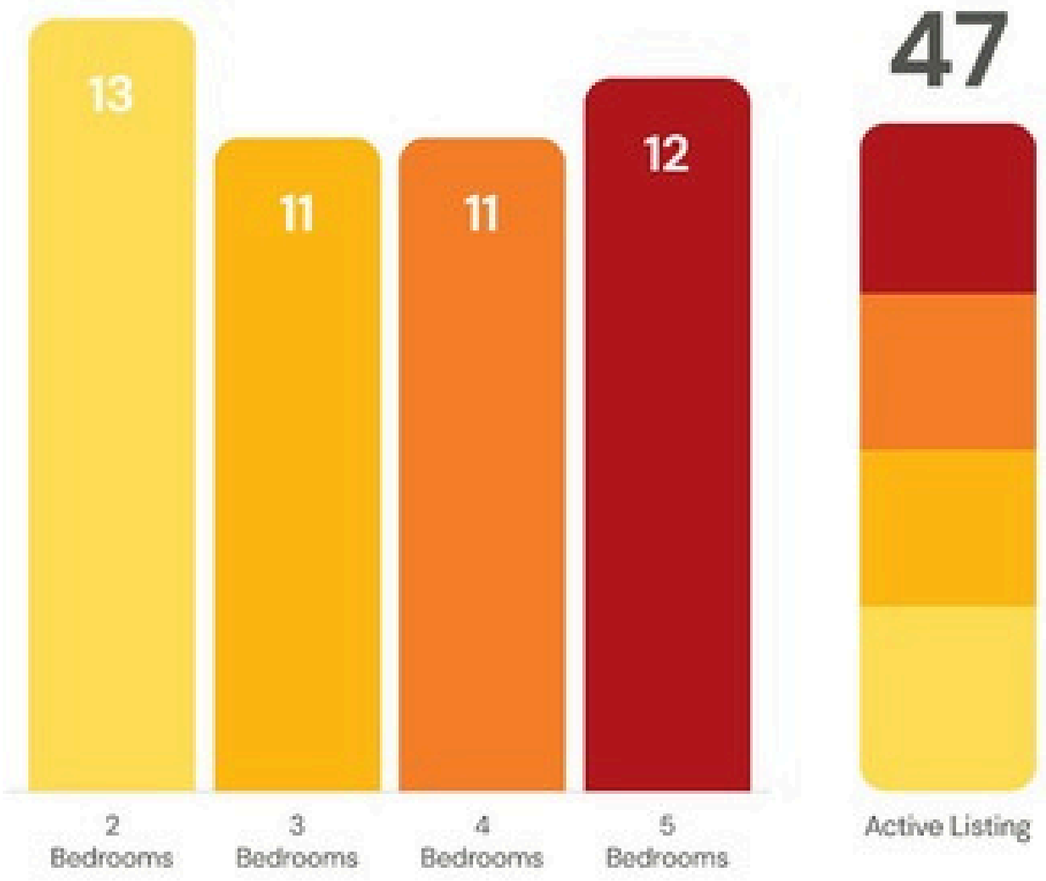
Ambergris Caye Listings



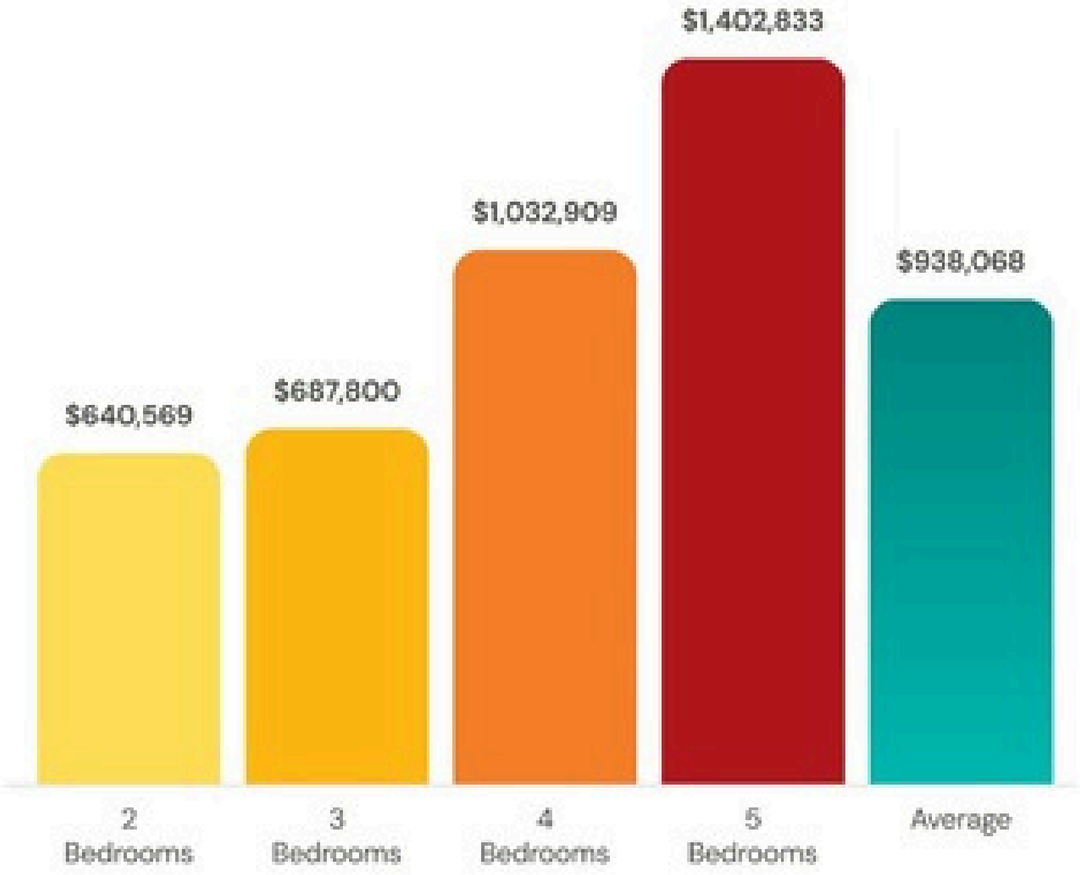


Detached Home Listings on Ambergris Caye

Home Listings by Bedroom Count

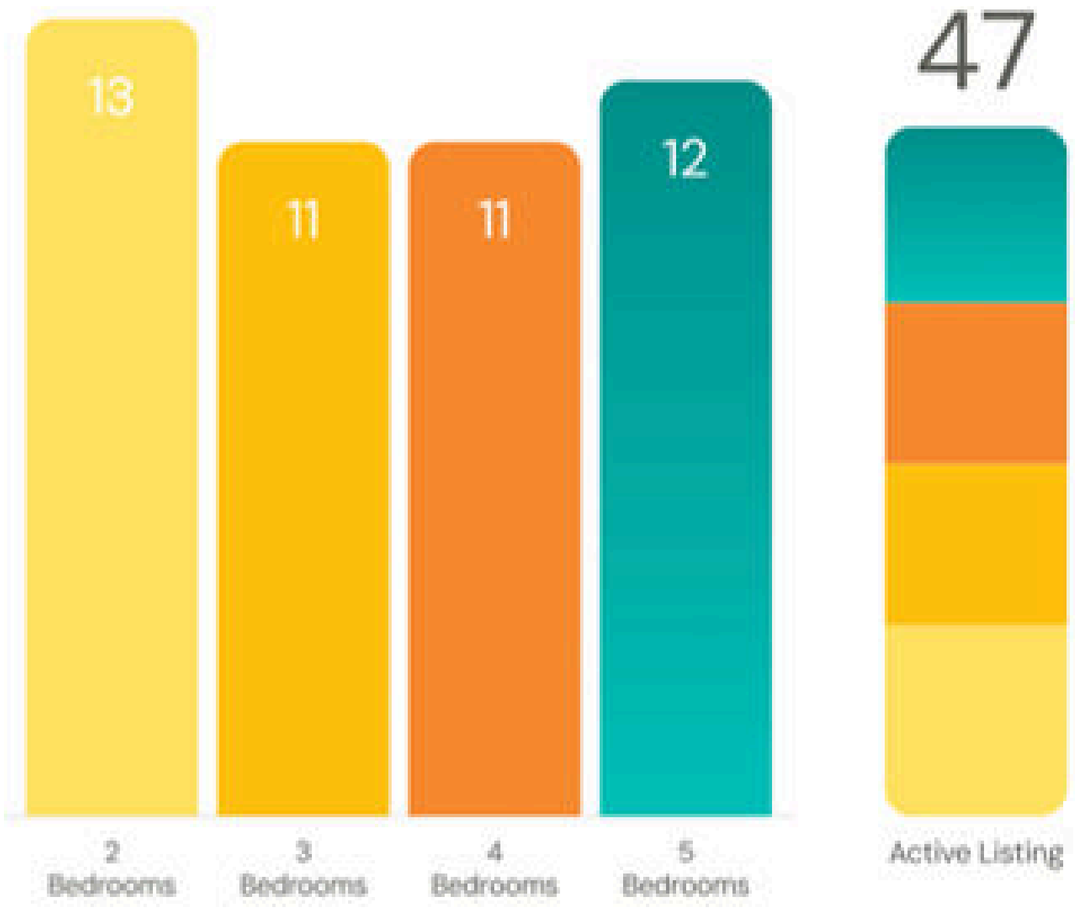


Average Home Listing Price



Detached Home Listings on Ambergris Caye

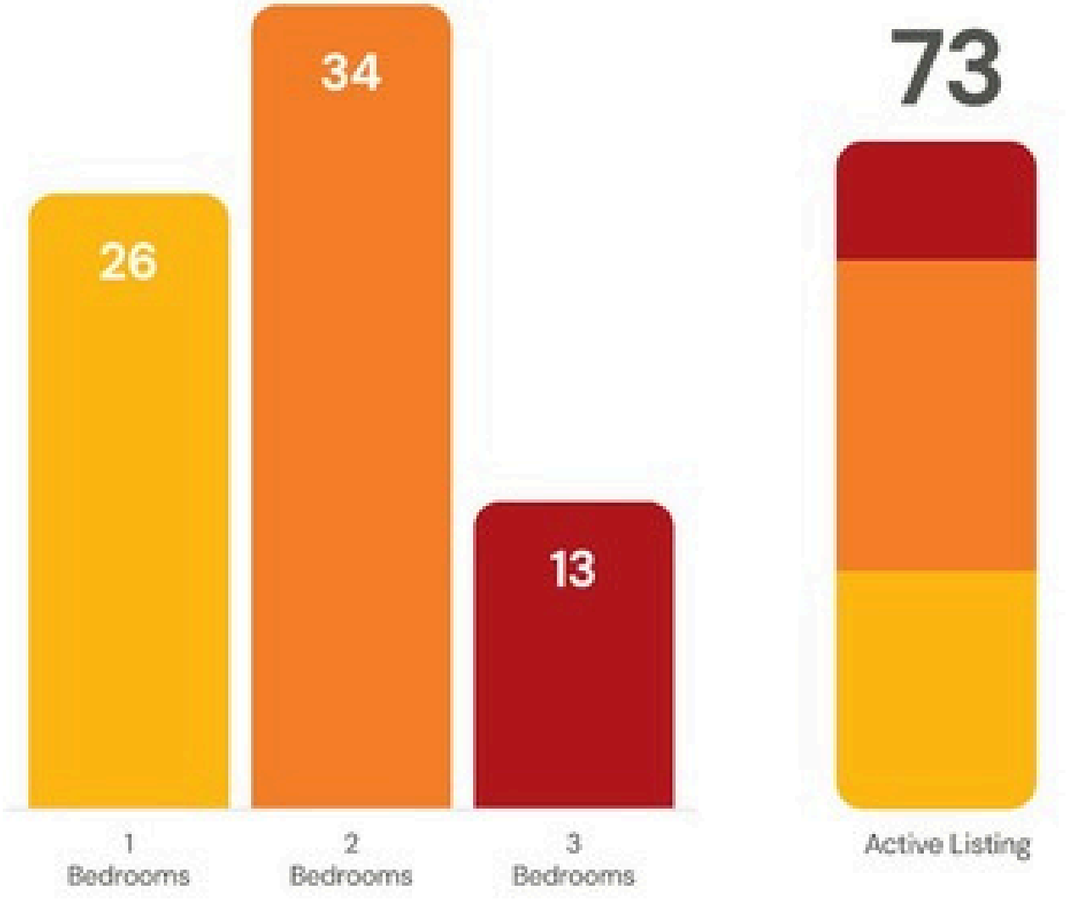
Home Listings by Bedroom Count



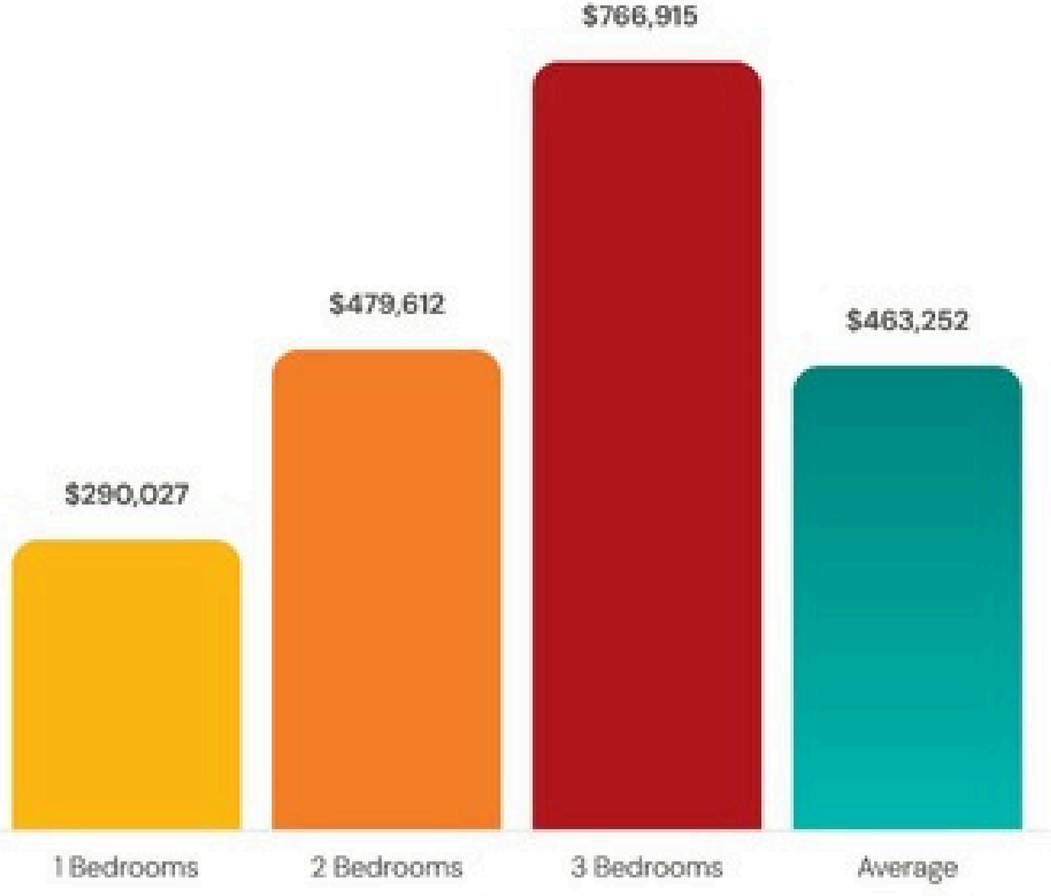
Average Home Listing Price

Condo Listings Ambergris Caye

Condo Listings by Bedroom Count



Average Condo Listing Price



Ambergris Caye Off-Beach Land Listings July 2024

SECRET BEACH

Active Listings	55 Listings
Average Listing Price $USD	$56,513 USD

WEST COAST

Active Listings	22 Listings
Average Listing Price $USD	$85,265 USD

NORTH AMBERGRIS

Active Listings	37 Listings
Average Listing Price $USD	$157,811 USD

OFF BEACH

Active Listings	71 Listings
Average Listing Price $USD	$155,818 USD

SOUTH AMBERGRIS

Active Listings	14 Listings
Average Listing Price $USD	$122,115 USD

Off-Beach Land Listings

SECRET BEACH

55 Listings

$56,513 USD

WEST COAST

22 Listings

$85,265 USD

NORTH AMBERGRIS

37 Listings

$157,811 USD

OFF BEACH

71 Listings

$155,818 USD

SOUTH AMBERGRIS

14 Listings

$122,115 USD

Ambergris Caye Waterfront Land Listings July 2024

WEST COAST

Active Listings **18 Listings**

Average Listing Price $USD **$397,786 USD**

LAGOON FRONT

Active Listings **22 Listings**

Average Listing Price $USD **$283,400 USD**

SOUTH AMBERGRIS

Active Listings **14 Listings**

Average Listing Price $USD **$335,000 USD**

NORTH AMBERGRIS

Active Listings **24 Listings**

Average Listing Price $USD **$487,993 USD**

SAN PEDRO

Active Listings **7 Listings**

Average Listing Price $USD **$950,000 USD**

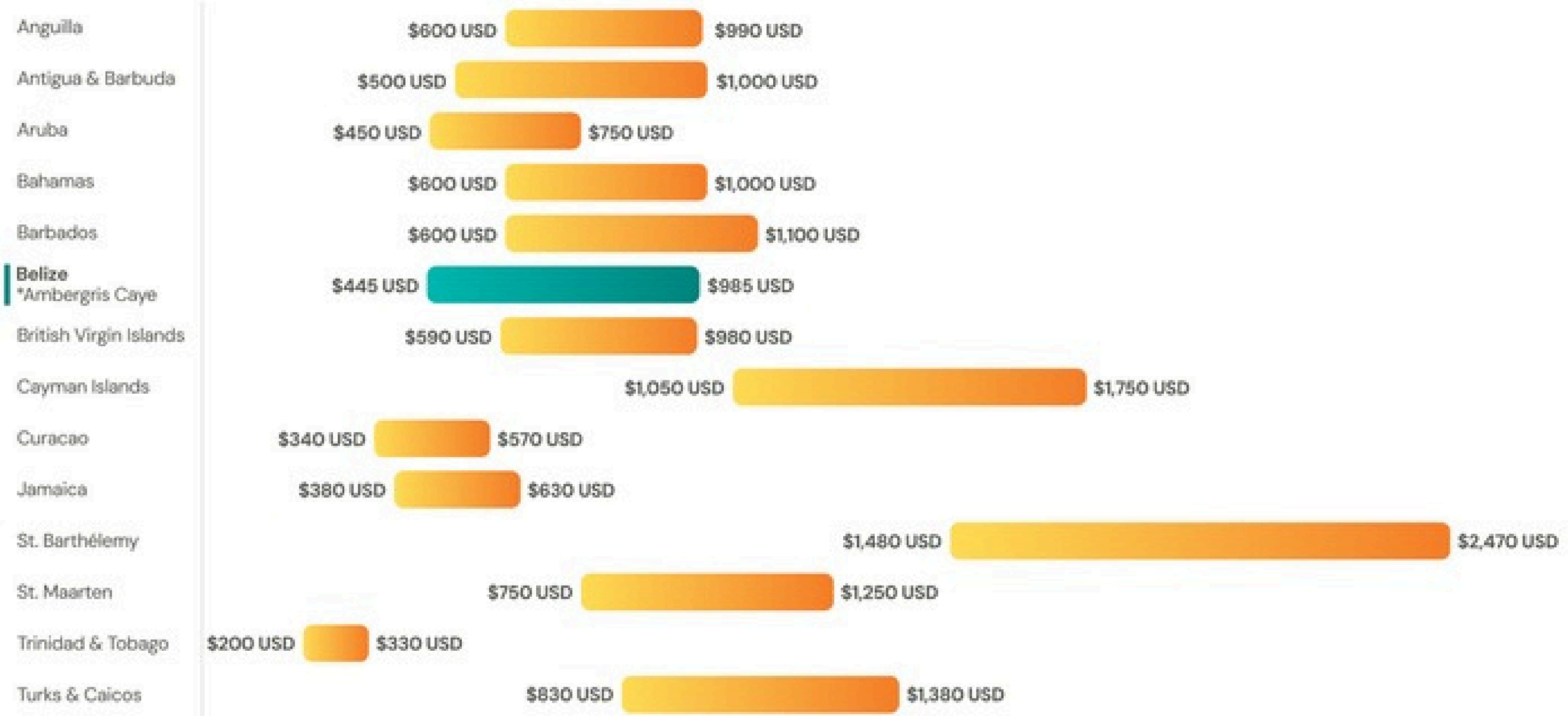
MAHOGANY BAY

Active Listings **16 Listings**

Average Listing Price $USD **$200,262 USD**

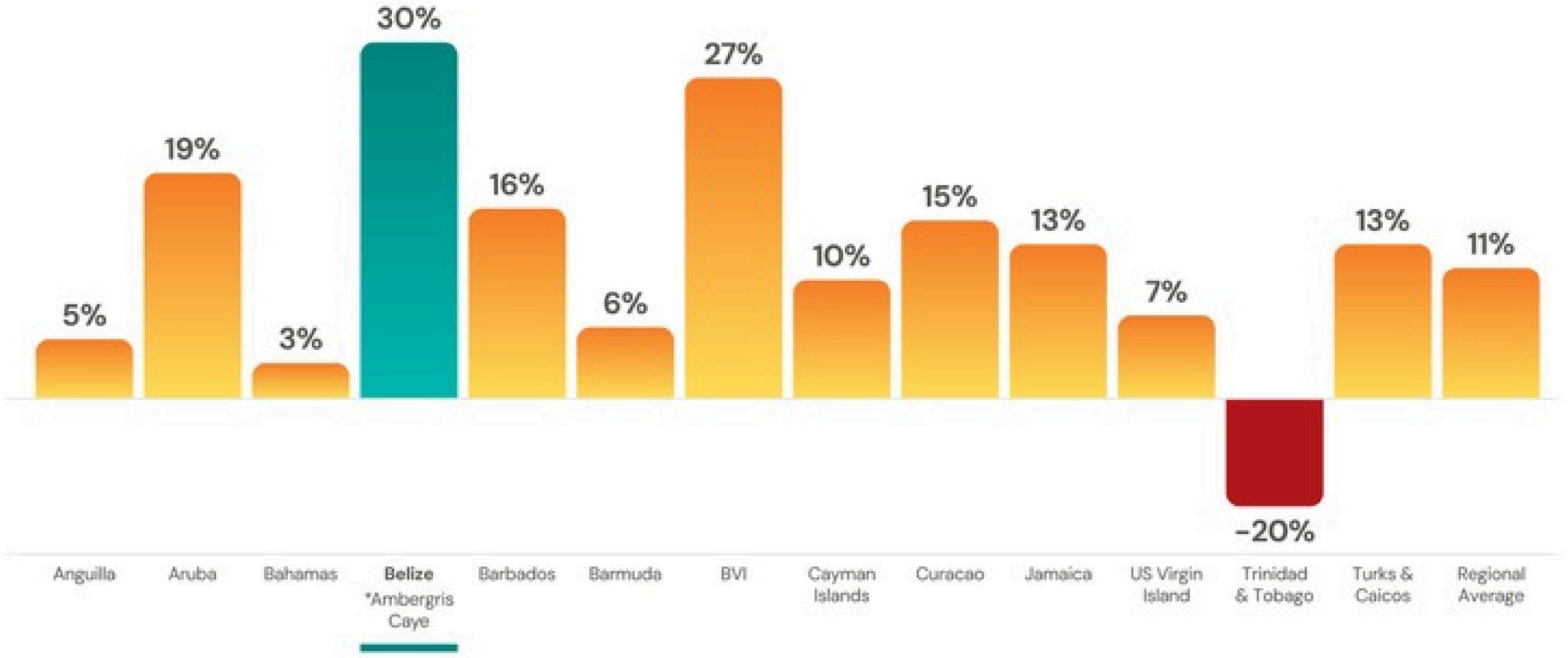
Caribbean Average Construction Costs 2024

Average Sale Price Per Sq Ft ($USD)

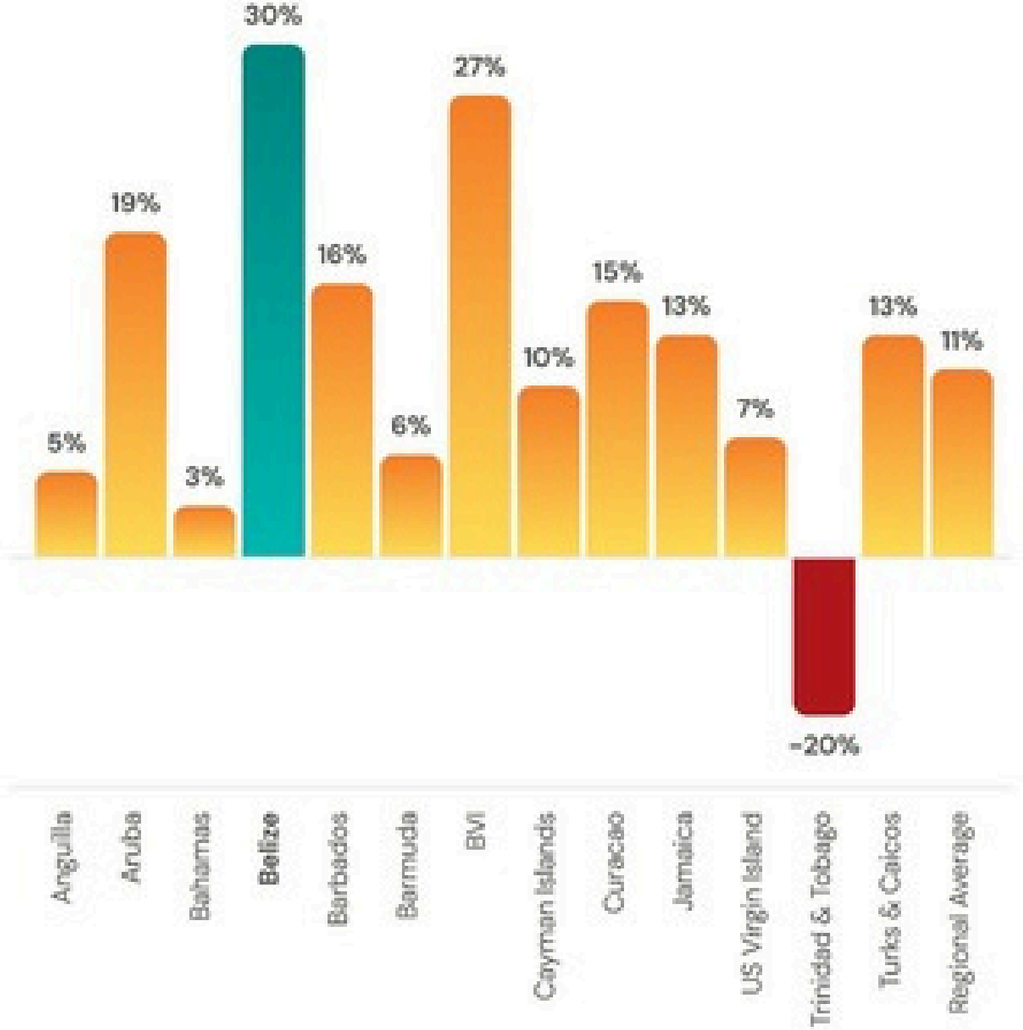


Average Sales Price Increase

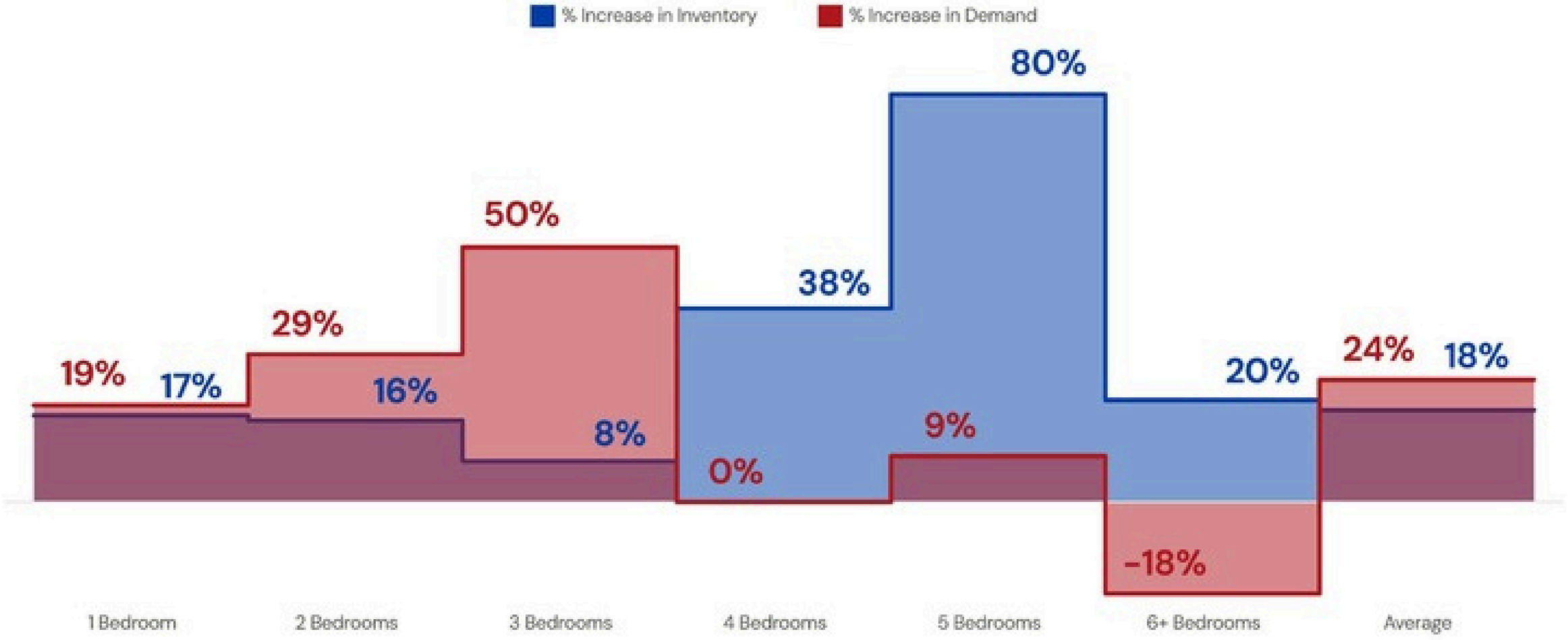
Average Home Sale Price Increase from 2022 to 2024



Average Real Estate Sales Price

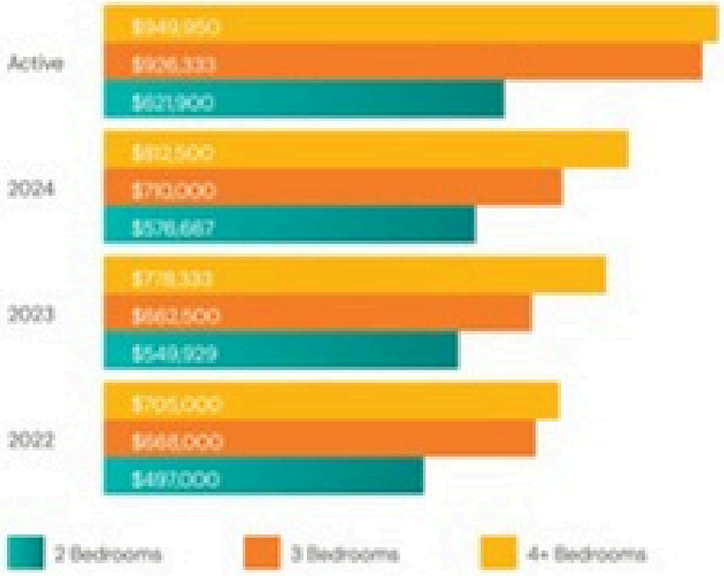


Ambergris Caye Rental Market
Supply and Demand by Bedroom Count

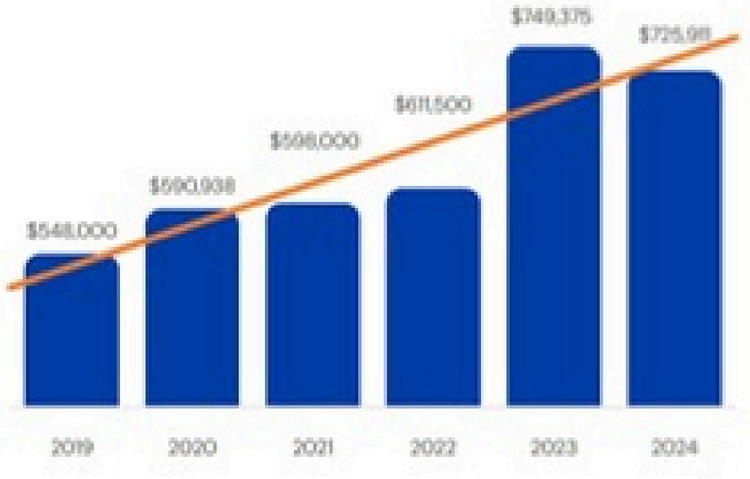


Mahogany Bay Annual Resales

Mahogany Bay Avg Home Sale ($USD)



Mahogany Bay Avg Home Resale ($USD)



Mahogany Bay Avg 2 Bedroom ($USD)

SALES OVER 12 MONTHS

9%

INCREASE

LISTING VALUE

13%

INCREASE

Mahogany Bay Avg 3 Bedroom ($USD)

SALES OVER 12 MONTHS

19%

INCREASE

LISTING VALUE

35%

INCREASE

Mahogany Bay Avg 4+ Bedroom ($USD)

SALES OVER 12 MONTHS

15%

INCREASE

LISTING VALUE

24%

INCREASE